

WARREN ZONING BOARD

MINUTES

MAY 18, 2011

The regular scheduled meeting of the Warren Zoning Board began at 7:00PM. Present B. Ferrazzano, chairman, M. Gerhardt, vice-chair, S. Calenda, M. Smiley, P. Attemann, A. Ellis. Absent A. Harrington.

1. PUBLIC HEARINGS:

APPLICATION NO: 11-12 – Cedarwood Development

Special Use Permit – Section 32-52 & 32-53

Applicant proposes to construct a 6124 sq. ft. retail store. Retail space

will exceed 1500 sq. ft. which requires a Special Use Permit; also applicant

proposes to perform minor automotive repairs as an accessory use.

A motion was made by M. Smiley, seconded by P. Atteman to grant approval of the application with the following conditions: All in favor

1. Treatment of border, fence, walls and grounds to be

Incorporated in original plan

2. additional trees to be added to rear of property line

3. The town's engineering consultant review proposed

drainage to reassure that it does not negatively effect

- 1 & 3 Greenhouse Ct properties.**
- 4. Inbound delivers during hours of operation 7:30AM
– 9:00PM**
- 5. DOT approval**
- 6. DEM approval for underground drainage**

**APPLICATION NO: 11-16 - Advance Auto Parts Site Enhancement
Ser
Dimensional Variance – Section 32-115B & C**

**Owner/applicant requests relief from Section 32-115(B) & (C)(5) of
the**

**Warren Zoning Ordinance to install (2) two 100 sq. ft. internally
illuminated**

**wall mounted signs and (1) one 76.25 sq. ft. freestanding at 25 feet
OAH**

along Metacom Ave.

**A special meeting will be held on May 31, 2011 to continue this
application.**

APPLICATION NO: 11-17 – Casey Kiernan

Dimensional Variance – Section 32-89

Applicant/owner requests to install an Onsite Wastewater Treatment

System within 100' of a water body.

A motion was made by M. Gerhardt, seconded by S. Calenda to grant

approval of the application. All in favor

APPLICATION NO: 11-18 – Luis M. Junco

Dimensional Variance – Section 32-115 (b)

Applicant proposes to install 33.72 sq. ft. of signage where 15 sq. ft. is permitted.

A motion was made by S. Calenda, seconded by P. Attemann to continue

the application to the June 15th meeting. Applicant needs to return with new sign design. All in favor

APPLICATION NO: 11-19 – RJA All the Way LLC

Special Use Permit – Section 32-51

**Applicant requests to modify an existing Special Use Permit to allow
for outdoor seating.**

A motion was made by S. Calenda, seconded by M. Smiley to continue

**this application to the June 15th meeting. Applicant needs to submit a new
plan. All in favor**

**APPLICATION NO: 11-20 – Erin E. Meyer
Special Use Permit – Section 32-49**

Applicant requests to use a portion of the existing building for an animal

shelter(doggie day care) and/or private education/institution for animals.

A motion was made by M. Gerhardt seconded by S. Calenda to continue

this application to the June 15th meeting. All in favor

**APPLICATION NO: 11-21 – Sheila M. Vargas
Dimensional Variance – Section 32-77(D)**

Applicant/owner requests to install a 6' fence where 4' is

permitted.

A motion was made by P. Atteman, seconded by S. Calenda to grant

approval of the application. All in favor

APPLICATION NO: 11-11 – Alan Jacobs Jr.

Special Use Permit – Section 32-52

Applicant requests to use a portion of existing building for small engine

repairs & retail sales.

A motion was made by M. Gerhardt, seconded by P. Atteman to grant

approval of the application. All in favor

APPLICATION NO: 11-23 – Mark Lombardi

Special Use Permit – Article VIII – Use Tables

Applicant/owner requests to add several different service uses to approximately 15,000 sq. ft. of existing building.

A motion was made by S. Calenda, seconded by P. Atteman to grant

approval of the application with the following conditions. All in

favor

- 1. Allow only 8,000 sq. ft to be used.**
- 2. Build wall**
- 3. Remaining availability applicants will need to come back to zoning.**

APPLICATION NO: 11-24 – April C. Ross

Special Use Permit – Sections 32-75 & 32-51

Applicant requests to change the use of existing building from a bakery to a restaurant use.

A motion was made by S. Calenda, seconded by P. Atteman to grant

approval of the applicant with the following conditions:

- 1. Proposed**